

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4409

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic

313 West Franklin Street

and/or common

Candi's Sensuous Illusions

2. Location

street & number

313 W. Franklin Street

☐ not for publication

city, town

Baltimore

☐ vicinity of

congressional district

Seventh

state

Maryland

county

Baltimore

3. Classification

Category

☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

☐ public
☒ private
☐ both
Public Acquisition
☐ in process
☐ being considered
☒ not applicable

Status

☒ occupied
☐ unoccupied
☐ work in progress
Accessible
☒ yes: restricted
☐ yes: unrestricted
☐ no

Present Use

☐ agriculture
☒ commercial
☐ educational
☐ entertainment
☐ government
☐ industrial
☐ military

☐ museum
☐ park
☐ private residence
☐ religious
☐ scientific
☐ transportation
☐ other:

4. Owner of Property (give names and mailing addresses of all owners)

name

Nathan and Silvia Klitenic

street & number

1801 Westchester Drive

telephone no.:

city, town

Silver Spring

state and zip code

MD 20902

5. Location of Legal Description

courthouse, registry of deeds, etc.

Baltimore City Courthouse

JFC2285

street & number

100 N. Calvert Street, Room 610

286 folio

city, town

Baltimore

state

MD

6. Representation in Existing Historical Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town

state

7. Description

Survey No. B-4409

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1830 commercial building was originally a small domestic structure. The diminutive, one-and-one-half story building with gable roof is two bays wide. The building faces north on West Franklin Street and abuts two partywall structures. The entire facade has been covered over with pebble dash stucco. The street frontage is 10' and the depth is 80.

The first story has a door in the first bay and a small boxed display window in the second bay. The boxed display window projects slightly beyond the plane of the facade. An awning runs over the first story.

The attic story has one eyebrow window in the first bay.

The two-brick corbelled cornice has been covered over by stucco. A boxed tin cornice hangs below the stuccoed cornice. The gable roof has asbestos shingles. A dormer window with no pediment is positioned in the second bay.

The interior is finished with wallboard and acoustic tile ceiling.

B-4409
313 West Franklin Street
Baltimore, MD
Section 7 Description
7.1

The alteration of the building into a commercial enterprise indicates the changing focus of Franklin Street from residential to commercial, although the dating of this transition is difficult to ascertain. Longstreth continues, "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."² Rather than tearing down this building as commercial usage took precedent, the owner covered over the facade and put in a display window to emphasize its commercial nature. It is rare that a building that was so marginal even when it was new would survive into this day.

² Longstreth, The Buildings of Main Street, pp. 24,29.

8. Significance

Survey No.

B-4409

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect	unknown
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		
and/or		
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G		
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local		

Prepare both a summary paragraph of significance and a general statement of history and support.

This building, though severely altered, is an example of an early nineteenth-century house. In this case, the only exterior clues to the date of the building are its overall diminutive size, gable roof, and eyebrow window. The size and massing of this small house is illustrative of early nineteenth-century real estate speculation. The construction of two-bay houses was a common way of limiting the amount of financial risk to the speculative builder, since the amount of money invested was minimized by the relative smallness of the project. The narrow width of the house is also indicative of the status of the laboring class whose means, however modest, permitted them to purchase or rent single family homes.

The presence of a dwelling, or possibly combination shop-houses, in this block indicates the residential character of the neighborhood in the early nineteenth century. It is possible this building was originally a shop-house type. The first story would have been used for commercial purposes and the upper stories would have been used as dwelling quarters. Architectural historian Richard Longstreth writes that "the rapid growth of commerce and manufacturing after independence led to a proliferation of the shop-house form in both new buildings and existing ones altered so that their commercial purpose was clearly indicated on the exterior. Shop-houses prevailed in emerging commercial centers of cities and towns alike through the early decades of the 19th century. Examples can still be seen in areas that have not experienced radical change, even though the shopfronts themselves have almost always been altered. . . the upper section retaining a domestic character."¹

¹ Longstreth, Buildings of Main Street, p. 24.

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Agricultural-Industrial Dominance, 1815-1870
Modern Period, 1930-present

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

Historic Environment:
Urban

Historic Function and Use:
Residential

Known Design Source:
None

REVISIONS

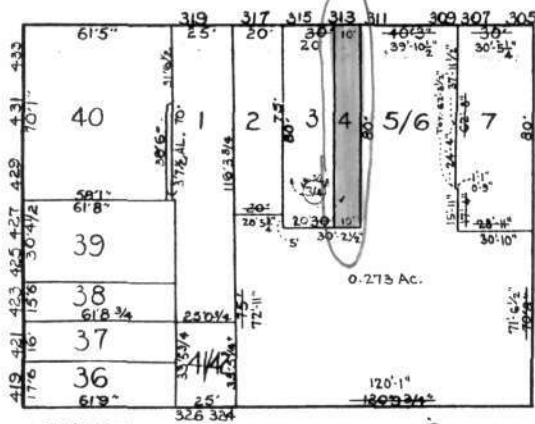
LOT 5/4 DIV PER DEED C.S.H. 9830
 LOT 21/35 PER O.O.; C.S.H. 77-044
 LOTS 5/6 & 7 COR. PER DEEDS; C.S.H. 61-254.

530/548

W. FRANKLIN

ST.

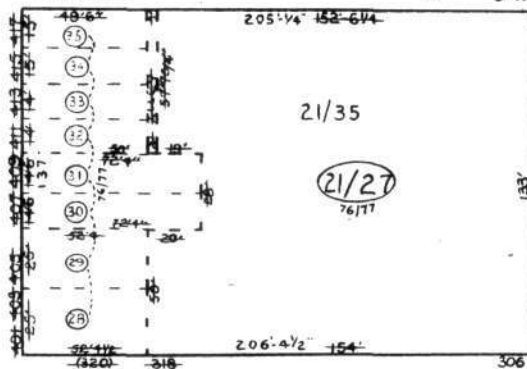
ST.



PIERCE

ST.

N. EUTAW



W. MULBERRY

ST.

577

ST.

N. HOWARD

563

CED BY P.W.

TERED BY P.W.

CKED BY

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

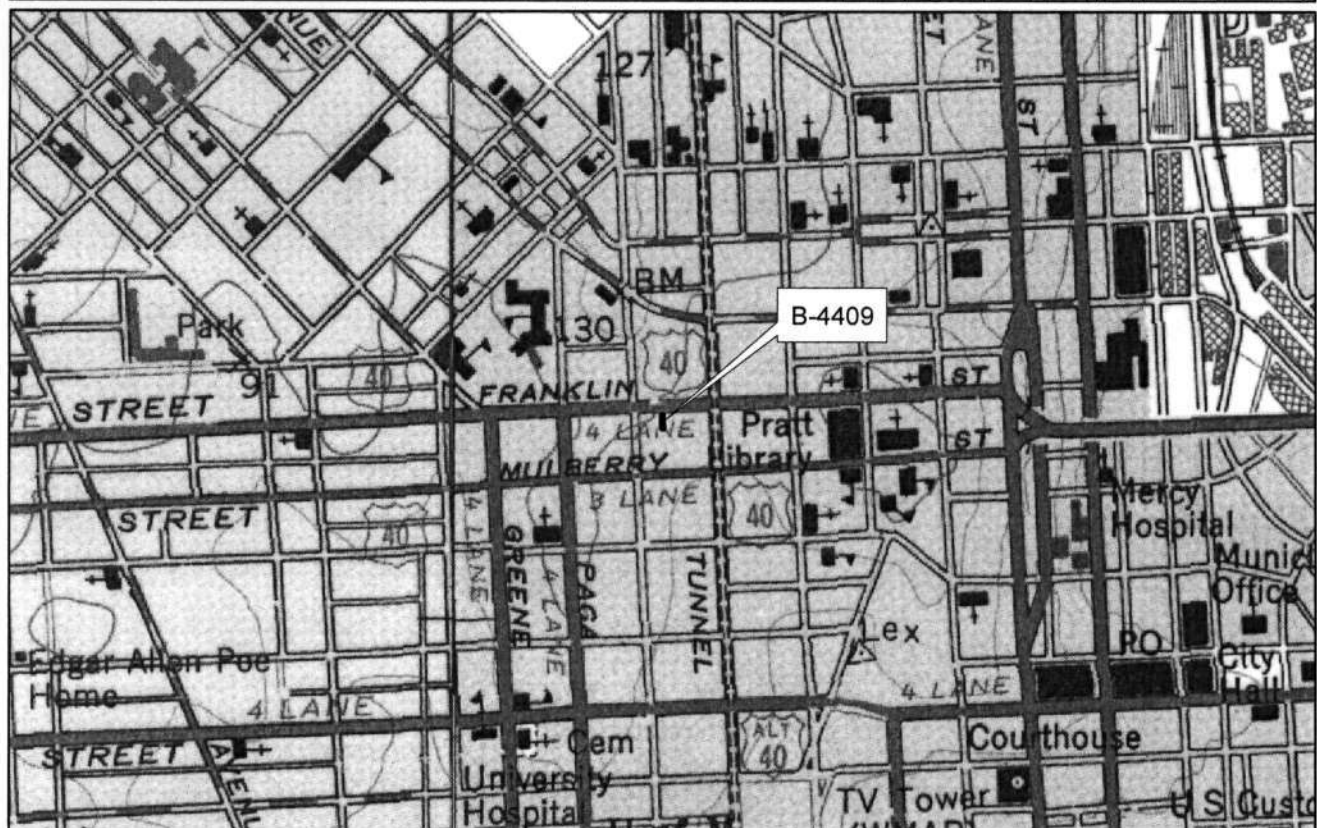
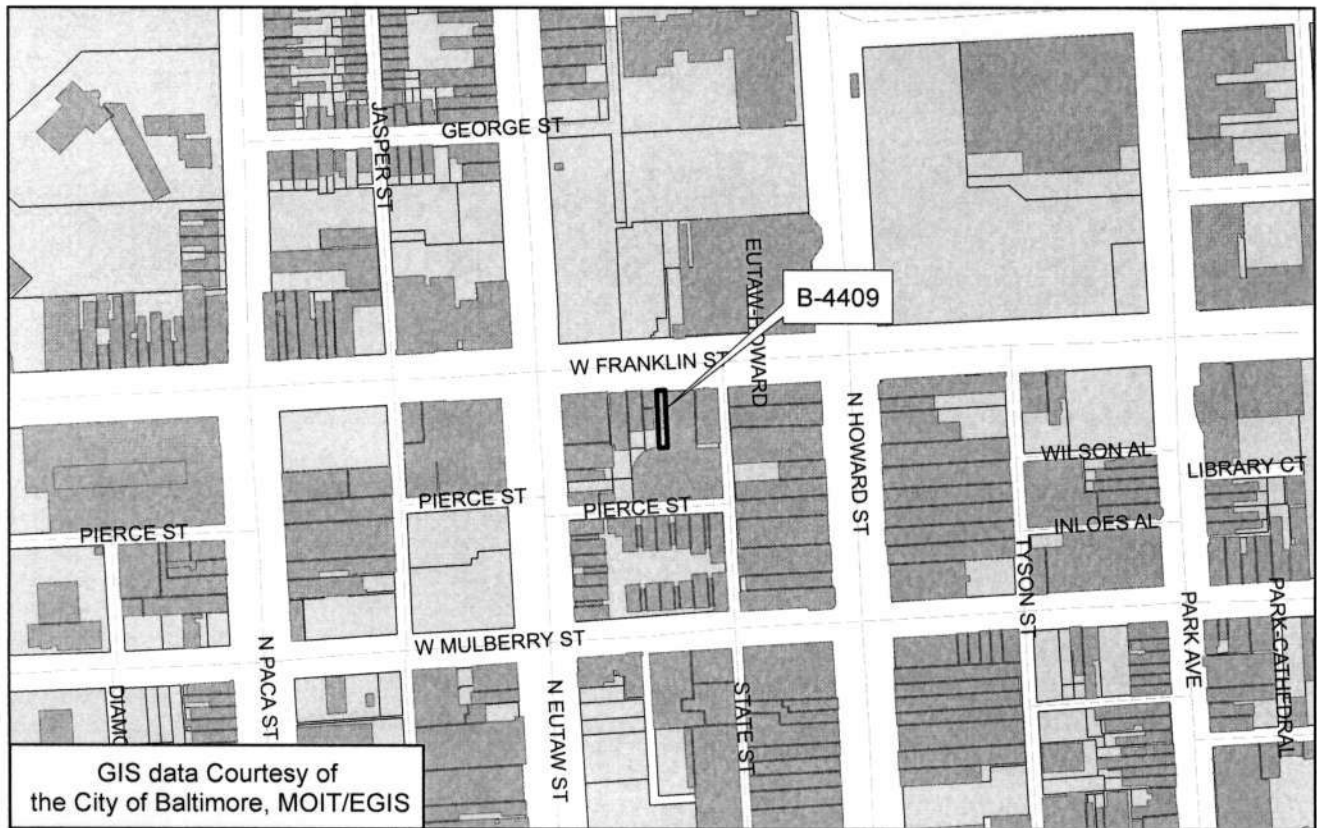
CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

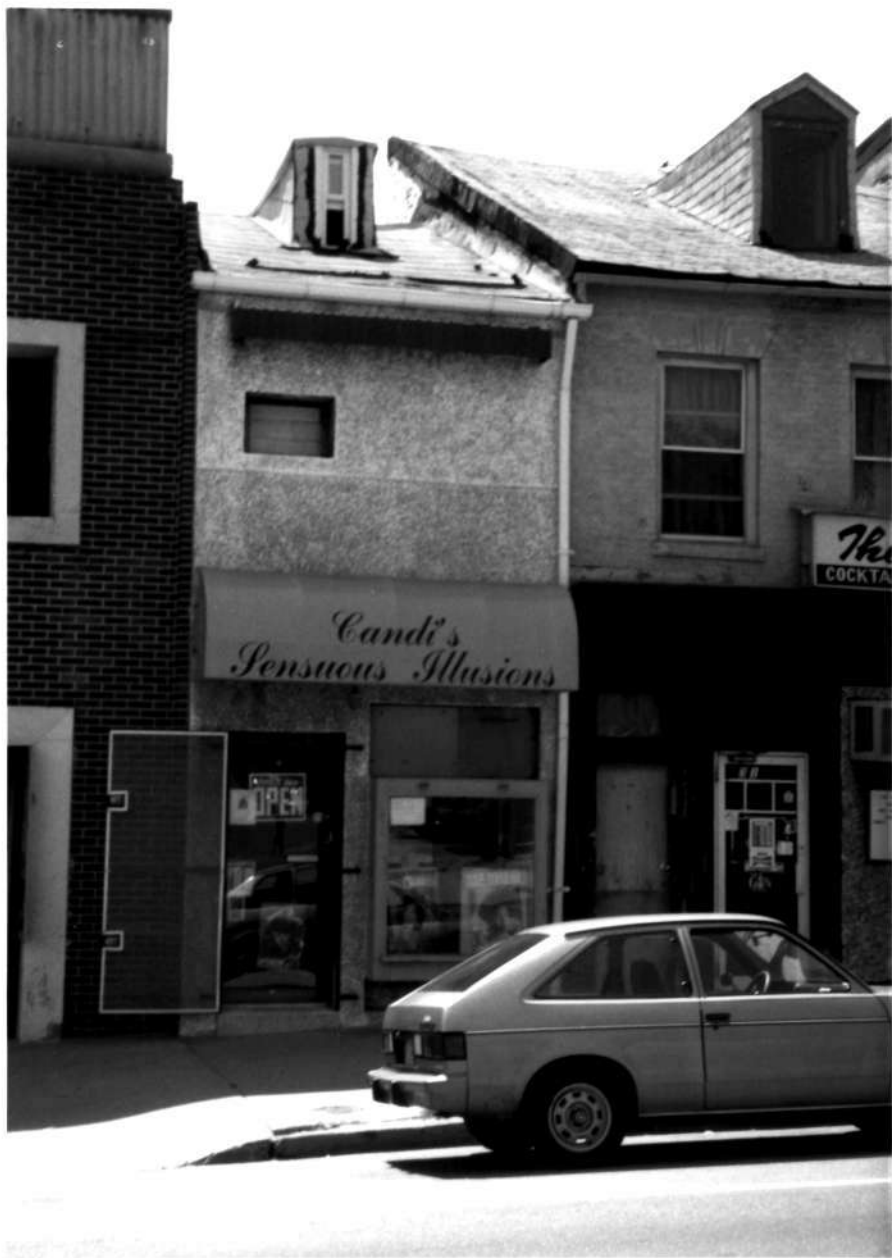
PROPERTY LOCATION DIVISION

WARD 4 SECTION 2
 BLOCK 562

SCALE 1"=50' DATE NOV. 1966

B-4409
Candi's Sensuous Illusions
313 W. Franklin Street
Block 0562 Lot 004
Baltimore City
Baltimore East Quad





B-4409

313 W. Franklin St

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, north elevation

1/1